

# 1280 O CONEE

*Athens, Georgia*

PRELIMINARY PD

4 OCTOBER 2024



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## **PARCEL INFORMATION**

PHYSICAL ADDRESS: 1280 OCONEE STREET

TAX PARCEL: 172C3 B004 & 172C3 B004A

TOTAL PROJECT ACREAGE: 2.0297 ACRES (88,414.56 SF.)

## **THE DESIGN TEAM**

STUDIO.BNA Architects + Interiors . Athens GA

Pittman & Greer Engineering . Watkinsville, GA

## **OWNER**

WEP OCONEE, LLC . (by Ben H. Williams, Jr.) . Watkinsville, GA

## **INTRODUCTION and PROJECT DESCRIPTION**

1280 Oconee Street will redevelop the existing parcels fronting Oconee Street, replacing the existing parking lot and vacant restaurant building with new, vibrant commercial retail space and thirteen residential two-story units. The development combines a small pocket of 3 and 4-bedroom residences with two small commercial retail buildings comprising over 7,000 sf of street frontage retail.

## **PROPOSED USE and ARCHITECTURAL APPROACH**

The proposed development provides a walkable residential/commercial mix of 40 market-rate residential beds and over 7,000 square feet of Class A commercial retail space with outdoor covered patio / plaza. The architectural approach is contemporary and timelessly designed and aspires to inform and encourage further development in the immediate vicinity and contribute actively and aesthetically to the area. The design approach leans on a warm, dark, and rich color palette with textured walks and plazas, and a lush landscape with the intent of creating an inviting pocket tiny-neighborhood feel.

### **LEASABLE COMMERCIAL UNIT INFORMATION**

Building 100: 4,266 gsf

Building 200: 3,180 gsf

### **RESIDENTIAL UNIT INFORMATION**

Site Acreage: 2.0297 Acres

Max. Allowed Residential Density: 24 Units Per Gross Acre

2.0297 Ac. \* 24 Units Per Gross Acre = 48.71 Units (Beds)

Total Proposed Dwelling Structures: 7

Total Proposed Dwellings: 13

Proposed 3 Bedroom Dwellings: 12

Proposed 4 Bedroom Dwellings: 1

Proposed Units (Beds): 40

### **ZONING INFORMATION**

Existing Zoning: C-G & RM-1

Proposed Zoning: C-G & RM-2 PUD

Existing Use: Commercial Development & A Vacant Tract

Proposed Use: Commercial And Residential Development

### **VEHICULAR PARKING INFORMATION**

Required Parking: 51 Spaces

Business & General Retail = One Space Per 300 Sf. Gross Floor

$7,445.21/300 = 24.82$  Minimum Required Spaces

Mixed Density Dwellings

Two-Bedroom Dwelling Units And Up = 2.00 Spaces/Unit

13 Dwellings \* 2.00 Spaces = 26 Spaces

Allowed Parking: 87 Spaces

(Minimum Required Parking +50%) + On-Street Parking

$(51 \text{ Required Spaces} * 1.50) + 11 \text{ On-Street} = 87.5 \text{ Spaces}$

Proposed Parking: 77 Spaces

Standard Surface: 66 (9'x18')

Accessible Spaces: 3 Of 66 Shown

Standard On-Street: 11 (7'x24')

### **BICYCLE PARKING:**

Required: 2 Bicycle Spaces + 1 Bicycle Space/20 Required Parking Spaces

$2 + (51/20) = 4.55$  Required Bicycle Parking Spaces

Proposed: 5 (6'x2' Spaces) Bicycle Parking Spaces

## **TRANSPARENCY + FAÇADE CALCULATION . Section 9-24-8**

Commercial Building 100	street façade	52.0%	(30% required)
Commercial Building 200	street façade	47.0%	(30% required)
Residential Front Elevations	street façade	34.0%	(25% required)
Residential Ann Street Elevations*	street façade*	15.0%	(25% required)*

*\*Refer Waiver Request 3*

## **MATERIAL PALETTE**

### Exterior Façade, Commercial:

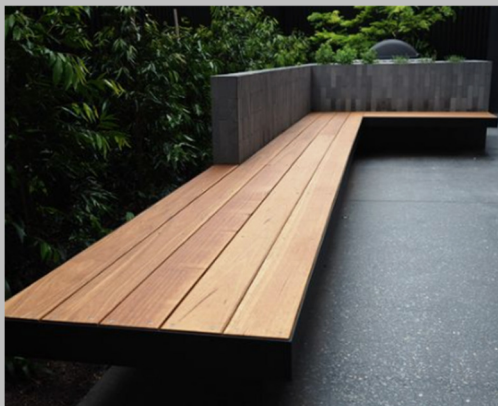
- Gray brick, stack bond, running bond
- Reynobond, matte, deep charcoal color or similar
- Aluminum storefront, dark bronze (black) w/ low-e insulated non-tinted glass
- Natural wood accents and entry door panels
- Steel accents

### Exterior Façade, Residential:

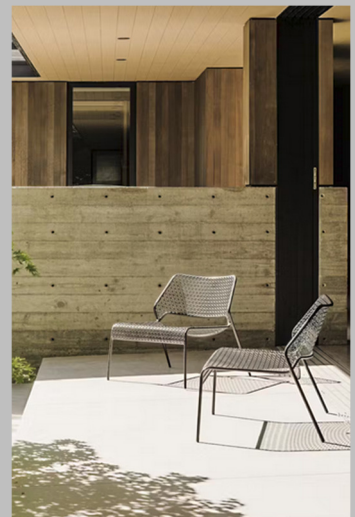
- Medium to pale gray fiber cement siding, horizontal
- Tone-on-tone color fiber cement trim
- Reynobond, matte, deep charcoal color or similar
- Vinyl or aluminum clad windows
- Wood full lite entry doors

### Landscape Elements:

- Brick paver patio / plaza areas
- Brick paver inset at residential entries
- Low knee walls, board formed concrete, wood benches







## **1. FUTURE DEVELOPMENT DESIGNATION**

No change in the future development or land use map is needed.

## **2. BALANCE OF LAND USE**

The proposed project meets the zoning requirements for the requested zoning adjustment with a minor waiver requested (refer “waivers” section) for alternate planting to replace the conserved tree canopy requirement.

## **3. PUBLIC FACILITY ELEMENTS OF THE COMPREHENSIVE PLAN**

- a. **Appropriate Businesses:** The proposed development will provide 7,000 sf of Class A retail and commercial space. Grease trap(s) will be installed to support a restaurant(s) and/or café(s). transparency is ideal on the proposed commercial spaces with 12’ glass height and minimum 14-foot ceilings at the retail spaces fronting Oconee Street.
- b. **Transportation Alternative:** A Bus Stop is nearby at Oconee Street Park & Ride on Lexington Road \_ routes 25, and 27. Free parking at Oconee Street Park & Ride located two parcels east of proposed development
- c. **Housing Opportunities:** The proposed development will provide twelve 3-bedroom units in duplex format and one 4-bedroom single cottage unit. Studies indicate Athens / Clarke County has a deficit of viable housing of this type in close proximity to work zones that are designed with the working adult in mind. The proposed development provides both residential accommodations and active retail space fronting Oconee Street.

## **4. ZONING OBJECTIVE CRITERIA**

The proposed development requests to adjust the C-G boundary toward Oconee Street and increase the depth of the currently-zoned RM-1 boundary line reciprocally. The currently-zoned RM-1 parcel is requested to be rezoned to RM-2. The resulting proposed and requested zoning is C-G/RM-2 PUD.

The combined acreage of both parcels is 2.02 acres and the allowed density of both RM-2 and C-G are 24 beds per acre. The combined density of both parcels is  $2.03 \times 24 = 48.71$  beds allowed. The proposed development is requesting 40 beds, thus a combined density of 19.7 which is 3.7 higher than the currently-zoned RM-1 parcel.

## **5. EXISTING LAND USE**

The existing parcels are currently used as a vacant restaurant with front and side-loaded parking. The rear of the lot (RM parcel) is essentially unused.

## **6. AN ISOLATED DISTRICT WILL NOT BE CREATED**

The proposed development will not create an isolated district and is in keeping with the adjacent zoning and uses.

## **7. UTILITIES AND SERVICES**

Water and Sewer will be provided by Athens-Clarke County Public Utilities. Water and Sewer demands for the project are as follows:

40 bedrooms \* 75 gpd per bedroom = 3,000 gpd

7,446 sf of commercial \* 500 gpd per 1,000 sf = 3,750 gpd

Total water and sewer usage is estimated at 6,750 gpd

### **7a. STREETS, PARKING, TRAFFIC, and the PEDESTRIAN**

Public Transportation:

- A Bus Stop is nearby at Oconee Street Park & Ride on Lexington Road \_ routes 25, and 27
- Free parking at Oconee Street Park & Ride located two parcels east of proposed development

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, Trip Generation, 11th Edition.

Traffic projections for residential units are based on the ITE code (220) Multi-Family Low-rise Housing

The average rate is 1.86 trips per resident.

40 residents x 1.86 trips per house = 74 ADT

AM Peak Hour = 10 trips

PM Peak Hour = 11 trips

Traffic projections for commercial property is based on ITE code (932) High Turnover Rest

The average rate is 107.20 trips per 1,000 sf.

7,446 sf \* 107.20 trips per 1000 sf = 804 ADT

AM Peak Hour = 103 trips

PM Peak Hour = 123 trips

Total traffic is 878 ADT based on a worst case scenario commercial use. This projected traffic is not enough to trigger the requirement for a Traffic Impact Study.

### **7b. ENVIRONMENTAL IMPACT & STORMWATER MANAGEMENT**

As the project is developed, Stormwater Management will be provided for Runoff Reduction and Quantity per the ACC Stormwater Code and the GA State Stormwater Manual. Erosion and Sedimentation Control Plans will be submitted and adhered to, to ensure no adverse environmental impacts on the property or adjacent properties. No adverse effects are anticipated regarding noise or air pollution from the project. The proposed stormwater management facility will be an underground facility.

### **7c. FIRE ACCESS**

This parcel is located Oconee Street and is readily accessible by emergency services including the Fire Department.

The commercial buildings located in the C-G parcels along Oconee Street will be protected by a fire sprinkler system. The residential duplexes are IRC (maximum attached 2 units) and will not be served by a fire sprinkler system.

#### **7d. LIGHTING**

All parking lighting, exterior lighting, and landscape lighting will comply with or exceed standards set forth in Section 9-19 of the ACC Municipal Code.

#### **7e. TRASH DISPOSAL AND RECYCLING**

A dumpster enclosure is proposed for solid waste and recycling. The dumpsters are intended to be serviced by the ACC Solid Waste Department. Trash and recyclables will be collected by ACC or a licensed service provider.

#### **7f. NOISE**

The development will not produce any atypical noise.

#### **8. COST TO THE UNIFIED GOVERNMENT**

The proposal is expected to generate revenue and jobs for Athens Clarke County and will not generate any anticipated costs to ACC.

#### **9. BROWNFIELD RECLAMATION**

The site is not a brownfield or reclamation candidate.

#### **10. IMPROVEMENT TO VALUE OF ADJACENT PROPERTIES**

The proposed development is designed with quality construction and materials, vibrant retail and commercial space, public engagement, and an appropriate architectural design. It is expected that this development will be a benefit to the adjacent community and property values.

#### **11. CURRENT ZONING – VALUE - IMPROVEMENT**

The existing parcels are currently used as a vacant restaurant with front and side-loaded parking. The rear of the lot (RM parcel) is essentially unused. The proposed development will bring the parcels up to current zoning code and provide active and inviting commercial / retail frontage to the Oconee Street frontage. The introduction of residential to the rear of the site is a natural improvement. The residential will be buffered from the Oconee frontage by active retail and will front one another in a small-scale neighborhood arrangement. The site is intended to be well-landscaped.

#### **12. AESTHETIC EFFECT**

The design of the proposed development is expected to be a significant aesthetic improvement to the existing site and surrounding area.



### **13. CHANGING CONDITIONS**

This parcel and proposed design are a natural and needed improvement to this area of Athens. The design is intended to provide a positive aesthetic enhancement and encourage further development in the immediate vicinity and contribute actively and aesthetically to the area.

### **14. AIRPORT OVERLAY**

This project is in the airport overlay district. As such it is required to be reviewed by the Airport Authority as part of the rezone process. Typically, this would be a Special Use process but review through the PD process will substitute for the Special Use requirement.

### **LIST OF WAIVERS REQUESTED**

**01. WAIVER FROM MINIMUM CONSERVED TREE CANOPY (Section 8-7-15)** – A waiver is being requested due to the limited existing canopy on the site and the location of this canopy. The existing canopy of the site is in the rear of the property where slopes are such that grading and retaining wall will require removal of trees. The required prorated requirement of conserved canopy for the property is 20.30% of site. The proposed conserved canopy is 6.66% of the site. To remedy this waiver request, the proposed overall canopy of the site is 65.70% of the site, well above the required prorated overall canopy of 46.87% of the site.

**02. WAIVER FROM REQUIREMENT FOR 50 PERCENT OF RESIDENTIAL BUILDINGS TO FACE A STREET (SECTION 9-25-8.C.1.a)** – A waiver is being requested due to the only street frontage of the property being either Oconee Street which will have commercial fronting buildings or Ann Street which sits 15+ feet above the site. The plan is such that the buildings front an interior parking area. There are no residential buildings fronting a street.

**03. WAIVER REQUEST FROM SECTION 9-25-8.C1.c which states, “Buildings which are located within 75 feet of a front yard property line or 20 feet of any yard adjacent to a public or private street shall have at least 25 percent of the wall facing the street....”** -- Refer Waiver 2 above. Given the residential units are more reasonably oriented to face other residential units as proposed and the covered front entry is also facing this direction, we request to reduce the transparency on the “side” of the residential units by 10% at the rear of the development noting privacy concerns due to grade proximity noted. Ann Street is 15-16 feet above entry grade of the residential units located at the Oconee Street elevation, thus increased transparency on the subject façade would lead to privacy issues by increasing direct views from Ann Street into bedrooms and bathrooms.

### **DESIGN ACCOMMODATION REQUESTED**

The Architect requests that the Commissions grant the Architect flexibility to work with the Planning Staff on minor adjustments to elevations should the need arise post-PD approval on aesthetic elements of the design. The reason for this request is two-fold.

1. While no anticipated adjustments are known or needed at this time, in the months following PD approval as construction documents are developed and approved, on occasion, some elements may need adjusting from material to window patterning, to tree placement or sidewalk routing. The Architect has confidence working with Planning Staff to maintain the intent and quality of the development.
2. The Architect is requesting this flexibility to simplify the post-PD process, improve efficiency of the process, and minimize adding minor change requests to the agenda of the Commissions that can confidently be made in collaboration with Planning Staff.